

## MINUTES

### 1. Call to Order

Mayor Deasy called the Work Session of January 26, 2021, to order at 3:03 p.m.

#### NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).*

### 2. Pledge of Allegiance and Mission Statement

The Council and audience recited the Pledge of Allegiance and Councilmember Shimoni read the Mission Statement of the City of Flagstaff.

#### MISSION STATEMENT

*The mission of the City of Flagstaff is to protect and enhance the quality of life for all.*

### 3. Roll Call

*NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.*

PRESENT:

ABSENT:

MAYOR DEASY  
VICE MAYOR DAGGETT  
COUNCILMEMBER ASLAN  
COUNCILMEMBER MCCARTHY  
COUNCILMEMBER SALAS  
COUNCILMEMBER SHIMONI  
COUNCILMEMBER SWEET

### 4. Public Participation

*Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording*

*clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.*

None.

#### **5. Review of Draft Agenda for the February 2, 2021 City Council Meeting**

*Citizens wishing to speak on agenda items not specifically called out by the City Council may submit a speaker card for their items of interest to the recording clerk.*

None.

#### **6. Commission on Diversity Awareness Survey Presentation**

Human Resource Analyst Jessica Foos introduced Commissioners Dr. Jean Toner and Ms. DeAnn Wegwert who gave a detailed presentation to Mayor and Council on the findings of the survey done by the Commission on Diversity Awareness.

Mayor Deasy asked a few questions to Dr. Toner and Ms. Wegwert including if there were there any questions or commentary regarding any hard of hearing/deaf or blind individuals. Dr. Toner replied that there was at least one comment on the need of interpreters, and she added that most of the respondents focused on physical accessibility. Ms. Wegwert stated that there were comments on interpreters for ASL and in other languages for languages other than English and Spanish. Mayor Deasy asked why crosstab analysis was not available for the survey. Dr. Toner addressed the cost issues and stated that the commission will readdress the crosstab analysis cost. She added that the raw data is available and can be addressed at any time. Mayor Deasy offered his assistance on analyzing the data.

Vice Mayor Daggett expressed her appreciation for taking on the task of the survey and for presenting to Council on this issue.

Councilmember Sweet thanked the commission members for all their hard work and pointed out that housing is one of the major issues identified. She added that the Downtown Business Alliance is working on several cultural festivals and she was glad to hear that social media is an effective form of communication. She asked that the data be turned into actionable items for Council in the future.

Councilmember Shimoni thanked the commissioners for their work. He addressed that housing is the largest topic. He added that the city needs dense infill and combat the "not in my backyard (NIMBY) attitude." He addressed the idea of Flagstaff becoming the new Aspen. He also addressed racism, the anti-racism committee (ARC), and having the committee bring their findings to the Commission. He would like to have another survey done on the City's homepage. He asked City Manager Clifton if the ARC can work with the commission. City Manager Clifton stated that he will follow up.

Councilmember Salas expressed her gratitude to the commission and stated that the survey is very useful in terms of forming collaboration with other commissions and public entities. She added that Discover Flagstaff is working on a Green Book historical guide and that the survey could be applied to the Indigenous initiatives and the Indigenous Commission. She

also stated that the survey could be shared with the County. She also volunteered to initiate an Asian-American cultural event once COVID has passed.

Mayor Deasy stated his agreement with Councilmember Salas' comments and expanded on his support of a food and cultural festival. He again offered his assistance with further analysis.

## **7. Community Development Division Introduction**

Community Development Director Dan Folke presented a high-level introduction to the Community Development division and introduced himself. His presentation included the following slides:

- Mission Statement – they hope to refresh the mission statement this spring
- Community Development departments and staff overview
- Organizational chart
- 2020-2021 Approved Budget
- Division Accomplishments
- Upcoming Initiatives 2021

Mr. Folke introduced Real Estate Manager Bryce Doty. Mr. Doty introduced himself and continued the presentation. Slides included:

- Program Summary
- 2021 Highlighting Current Projects
- Mapping tool
- Display of GIS information

Mr. Doty introduced Planning Director Tiffany Antol who continued the presentation to cover the Planning and Development Services. Slides included:

- Four programs – introduced Building Official Amy Palmer, Comprehensive & Neighborhood Planning Manager Sara Dechter, Current Planning Manager Alexandra Pucciarelli, and Zoning Code Manager Dan Symer.
- Building Safety & Code Compliance
- Code Compliance Enforcement Cases by Type and Origin
- Code Compliance Lighting Standards Enforcement Impact Analysis
- Building Safety by the Numbers 2020
- Comprehensive and Neighborhood Planning
- Comprehensive Planning
- Census 2020 Outreach
- Heritage Preservation
- Neighborhood Planning
- Current Planning Program
- Current Planning Cases graph
- Zoning and Subdivision Code Program
- Zoning and Subdivision Code Work Program

Ms. Antol introduced Housing Director Sara Darr who continued the presentation. Slides included:

- Housing Vocabulary
- Area Median Income
- City of Flagstaff Housing Programs
- Housing Commissions
  - Housing Authority Board
  - Housing Commission
- Budget – Housing Authority
- Housing Authority
  - Three offices
  - Public Housing
  - Voucher Programs
- Budget – Housing Section
- Housing Section
- Coming Attractions

Councilmember Shimoni asked about the funding for affordable housing. Ms. Darr stated that affordable housing is funded through internal funding. Dan Folke addressed the Incentive Policy Work and stated that it will be before Council this calendar year.

Vice Mayor Daggett asked Ms. Darr about vouchers, if the number of vouchers are set by HUD, and how a community gets additional vouchers. Ms. Darr stated that the number of vouchers is established by HUD and that it is rare for additional vouchers to be issued. Ms. Darr addressed special population vouchers and the mainstream vouchers but addressed that general Section 8 vouchers are rare and that there are currently 333 vouchers for the city.

Councilmember Shimoni asked Mr. Folke about NIMBYism and balancing it with dense infill. Mr. Folke stated that Community Development deals with NIMBYism regardless of the project and stated that Flagstaff has changed greatly in recent years. He spoke about the changes in zoning and gave his thoughts on how to change the views of people and the upcoming public education measures. Ms. Darr added her thoughts on successful "yes in my back yard (YIMBY)" campaigns on affordable housing and housing as community infrastructure. Councilmember Shimoni asked Mr. Folke about the outreach plan and shared thoughts on how to get more participation in public meetings. Mr. Folke stated that staff would welcome Councilmember Shimoni's assistance and he addressed the success with the virtual neighborhood meetings.

Mayor Deasy called a fifteen minute break at 5:22 p.m.

## **8. Update to the Comprehensive and Neighborhood Planning and Zoning and Subdivision Code Work Programs**

Mayor Deasy reconvened the meeting at 5:37 p.m.

Comprehensive and Neighborhood Planning Manager Sara Dechter and Zoning Code Manager Dan Symer gave a presentation for their annual update to Mayor and Council. Slides included:

- 2021 Program Updates
  - Work session objectives

- Order of Presentation
- Comprehensive Planning Work Program
  - 2021-2022 Work Allocation
  - How are the recommended work priorities established?
  - Recommended Work Plan priorities
  - City Council Direction

Ms. Dechter pointed out that there will be a much more in-depth discussion about the regional plan at the March 16, 2021 meeting.

Tyler Denham addressed Mayor and Council and stated that the plan seems like a good opportunity for the City Council to honor its commitments from the affordable housing emergency resolution and climate emergency declaration. City Council should prioritize projects that increase the stock of dense, affordable housing in the city close to amenities, and deprioritize anti-housing projects.

Sat Best, representing the Conservation Study Forum, addressed Mayor and Council to speak about aspects of the regional plan. In 2017, they identified four conservation assets that were not well represented in the zoning code: seep and springs, wildlife corridors, rock outcroppings, and prairie dog colonies. Mr. Best stated that they feel that balancing the conservation aspects in the regional plan in the zoning code is important and they ask that the aspects in the work program make it through this year and incorporated into the zoning ordinance.

David Hayward, speaking as a private citizen, addressed Mayor and Council regarding the loss of the David Babbitt house and the historic districts. He asked that heritage preservation be prioritized.

Councilmember Shimoni asked Mr. Hayward about the communication regarding the demolition of the Babbitt House and if it was delivered late to the commission. Mr. Hayward stated that he did feel the information was received late in the process, but that communication is improving. Mr. Hayward stated that it is a new issue and it is not necessarily shown in the product by staff, but that many of the certified local governments have some prohibitions on demolition on historic properties, but that Flagstaff is lacking in that and that he would like to see reforms in the heritage preservation code. He added that the State Heritage Preservation Office provides grants to local governments to update their local code and to preserve and rehabilitate properties.

Councilmember Aslan asked Mr. Hayward if there was anything else he would like to see happen to prevent the loss of structures like the Babbitt house. Mr. Hayward replied that it is a difficult question but that the simplest answer is that priorities for staff are set now. He added that in the past, affordable housing was seen as a priority regardless of historical meaning. He stated that it is a matter of balance and that historic preservation needs to be considered when setting priorities. Councilmember Aslan also asked Mr. Hayward what his views on historic preservation when climate goals are taken into consideration. Mr. Hayward responded that the reuse of structures is a part of climate goals and that there is a balance needed between the high-density issue and historic preservation.

Mr. Symer resumed the presentation. Slides included:

- 2021 Zoning Code Program Update
- Zoning and Subdivision Code Work Program
  - 2020-2021 Work Allocations

- o Recommended Work Plan Priorities
- o City Council Direction

Councilmember Aslan asked Mr. Symer to maintain the joint land use study and the outdoor lighting amendment in Tier 1.

Councilmember McCarthy asked Mr. Folke if more manpower/staff is needed to get the priorities accomplished. Mr. Folke added that there was a reorganization a few years ago to process more amendments in smaller batches and spoke about the history of the positions. He added that he feels very supported by the budget planning team and the City Manager's office.

Vice Mayor Daggett asked where Mr. Hayward's comments would fit in with the priorities and how to ensure that code changes regarding historic preservation are incorporated as soon as possible. Mr. Symer stated that incorporating historic preservation would depend on how complicated Mr. Hayward's amendment is and that he would need to do some more research to figure out what is needed.

Councilmember Shimoni spoke about student specific housing communities and asked how they are limited. Mr. Symer explained the activity centers that they are now limited to and the conditional use permits that are now required for them.

Ms. Dechter added some information about the opt-out system in the Southside neighborhood and how the opt-out plan is not the neighborhood's preference.

Mayor Deasy echoed the Historic Preservation Commission sentiment regarding priorities and stated he supported moving historic preservation into Tier 2.

Councilmember McCarthy stated his preferences as well. .

Councilmember Sweet stated she should like to keep item D where it is and move item M over to Tier 2.

Councilmember Salas stated she supported moving item D to Tier 2 and item M to Tier 2.

Councilmember Shimoni asked Mr. Symer about the 45-foot building height and what the process would look like. Mr. Symer spoke about door-to-door public outreach and presenting at neighborhood meetings.

Councilmember stated that he supported moving heritage preservation is Tier 2 as did Vice Mayor Daggett and Mayor Deasy.

**9. Fiscal Year 2021/2022 Budget Orientation for the Engineering & Capital Improvements Division and Active Capital Projects presentation featuring the Rio de Flag Flood Control Project**

City Engineer Rick Barrett gave a presentation to Mayor and Council to introduce the division. Slides included:

- Organization Chart
- Director's Overview (4:31:27)

Councilmember Shimoni asked about community communication and public trust. He wanted to know if it was possible to set aside monies within projects to produce informative videos. City Manager Clifton spoke about adding videography in the budget that would cross all divisions in the City.

Traffic Engineer Jeff Bauman introduced the Transportation and Engineering Section. Slides included:

- Transportation Commission
  - Projects
  - Other projects
  - Bicycle and Pedestrian Advisory Committees
- Transportation Engineering Studies
- Transportation Operations
- Transportation Engineering Development Review

Development Engineer Gary Miller gave an overview on the Development Engineering Section. Slides included:

- Development Engineering

Construction Manager Angel Baca addressed Mayor and Council regarding Construction Inspecting & Testing.

Capital Improvement Engineer Bret Peterson addressed Mayor and Council regarding the Capital Improvement Section.

Senior Project Manager Christine Cameron presented a Rio de Flag update to Mayor and Council.

Mayor Deasy thanked the group for their presentation and their work on the Rio de Flag project.

Councilmember Shimoni asked Mr. Barrett about design standards and having a conversation about traffic mitigation and implementing them into the newly built roads. Mr. Barrett explained that the standards, funding sources, and the internal design review process.

Councilmember McCarthy asked if the Lone Tree bridge will have pedestrian lanes and bike lanes and added that new projects should always have bike and pedestrian lanes in mind. Mr. Barrett stated that there will be bike and pedestrian lanes and that times have changed and led to the newest example like the Fourth Street Bridge. Councilmember McCarthy also addressed dedicated bus lanes.

## **10. Public Participation**

None.

**11. Informational Items To/From Mayor, Council, and City Manager; future agenda item requests**

Vice Mayor Daggett thanked staff for their great work clearing snow and added a reminder to the public to clear sidewalks. She requested a quick presentation in the future on procedures on plowing streets and berms.

Councilmember Salas expressed her thanks to all staff, especially the police and fire departments, streets, and parks & recreation. She addressed Arizona Beer Month in February and requested staff look into HB 2418 filed by Tim Dunn on Economic Development Improvement Programs on how to attract capital investment to rural areas.

Councilmember Shimoni announced that the Indigenous Commission met and appointed two chairs: Joe Washington and Cora Phillips. He acknowledged Scott Overton, Andy Bertelsen, and streets staff for their work. He spoke about the Mountain Line Board meeting and thanked Councilmember Sweet for being a member. He then spoke about upcoming meetings.

Councilmember Sweet expressed her gratitude to the streets team.

Mayor Deasy thanked staff for their hard work and requested a FAIR item to hold a discussion regarding Mayor and Council compensation. He stated he would like to get pulse in regard of increasing or decreasing council salaries in light of current conditions.

City Manager Clifton responded to the request regarding residential snow plowing operations and said there will be a quick update in City Manager report. He added that he can also ask Streets Director Scott Overton to address item during that report.

**12. Adjournment**

The Work Session of the Flagstaff City Council held January 26, 2021, adjourned at 9:21 pm.

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MAYOR

ATTEST:

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CITY CLERK